

TRANSFER
TAX
PAID

WARRANTY DEED

51-111

Francis X. Flood and Maureen E. Flood of Waterville, Maine for consideration paid, grant to

Barbara J. Beardsley of Sanibel, State of Florida, whose mailing address is 1212 Sand Castle Road, Sanibel, Florida 33957

with WARRANTY COVENANTS

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) this ____ day of June, 2005.

[Signature]
Witness

Nancy A. Desrosiers
Witness

Francis X. Flood
Francis X. Flood

Maureen E. Flood
Maureen E. Flood

State of Maine
County of Kennebec, ss.

June 6th, 2005

Then personally appeared the above-named **Francis X. Flood and Maureen E. Flood** and acknowledged the foregoing to be their free act and deed.

Before me,

Pauline O. Lyons

Name: ,

Notary Public/~~Attorney at Law~~

Commission expires: 9-13-2007

SEAL

[Signature]

Exhibit A - Property Description

Closing date: June 15, 2005

Borrower(s): Barbara J. Beardsley

Property Address: 36 Morrill Avenue, Waterville, Maine 04901

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine on the south side of Morrill Avenue, so-called, in said Waterville, being further bounded and described as follows, to wit:

BEGINNING at a point in the south line of Morrill Avenue at the northwest corner of land formerly of Joel F. Larrabee; thence proceeding in a southerly direction, a distance of 135 feet, more or less, on the west line of said Larrabee land to land now or formerly of George H. Johnson; thence westerly along the northerly line of said Johnson's land, a distance of 70 feet, more or less, to the southeast corner of land now or formerly owned by Guy H. Hutchins; thence proceeding in a northerly direction on said Hutchins east line, and parallel with said Larrabee's west line, a distance of 135 feet, more or less, to a point in the south line of Morrill Avenue; thence continuing on in the same line to the center line of Morrill Avenue; thence turning and proceeding in a generally easterly direction, along the center line of said Morrill Avenue, a distance of 70 feet, more or less; thence turning and proceeding in a southerly direction forming a continuation of the bound first above mentioned to the point of beginning.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING RESTRICTION: That no building shall at any time be placed thereon to be used otherwise than a residence. Said building to cost no less than \$3500.00. All buildings to be placed at least 18 feet back from the front line of said lot, except that a front porch may be built to within 10 feet of the front line of said lot.

Being the same premises described in a deed to Francis X. Flood and Maureen Flood from Sibyl M. Chinn dated April 23, 1984, recorded in the Kennebec County Registry of Deeds in Book 2675, Page 44. ← 51-111

Also another certain lot or parcel of land with any buildings thereon, situated in Waterville, County of Kennebec, State of Maine on the southerly side of Morrill Avenue, so-called, bounded and described as follows, to wit:

Starting at a point 10 feet east of a granite monument, and beginning as a starting point at an iron pin to be struck in the ground and the northeasterly corner of land now or formerly of one Mayo, reference deed recorded in Kennebec County Registry of Deeds in Book 2693, Page 105; thence in a southerly direction along land of said Mayo a distance of 135 feet approximately to land formerly owned by one Gilman and formerly owned by A.D. Blake and now or formerly of one Cutting, reference deed recorded in said Registry of Deeds in Book 1150, Page 474;

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thence at right angles easterly on the Gilman line formerly known as the Blake property 60 feet to land of said Francis X. Flood and Maureen E. Flood, reference deed recorded in said Registry of Deeds in Book 2675, Page 44; thence at right angles 135 feet in a northerly direction along land of said Flood to the southerly line of said Morrill Avenue; thence westerly along said Morrill Avenue 60 feet, more or less, to the point of beginning.

Being the same premises described in a deed to Francis X. Flood and Maureen E. Flood from John F. McCoy dated April 23, 1997, recorded in said Registry in Book 3150, Page 39.

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Meaning and intending to convey the same premises described in a deed from Francis X. Flood and Maureen E. Flood to Barbara J. Beardsley of near or even date herewith to be recorded.

Received Kennebec SS.
06/16/2005 2:14PM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS